

SEVENTH: That there is contained in the said mortgages a provision that if default be made by the said John B. McClellan and Neda H. McClellan in the payment of any installment or sums as they become due, provided that certain notices are given, which notices were given to the said John B. McClellan and Neda H. McClellan as required by the said mortgages, then the debt secured by said mortgages shall mature and become payable and it shall then be lawful for the mortgagees or their assignee to sell the said real estate to satisfy and pay said debt and interest and all costs incident to said sale, and, default having been made on the payment of principal and interest of said debts and the required notices having been given, your Petitioner as Assignee became duly authorized to execute the power of sale contained in said mortgages by reason of said default.

EIGHTH: That as to the two mortgages signed by Neda H. McClellan, the said Neda H. McClellan having filed bankruptcy proceedings in Bankruptcy No. 81-11381, said bankruptcy proceeding presently pending in the United States Bankruptcy Court for the District of Maryland, said Assignee was stayed from continuing with the sale of the premises known as 122 Fairview Avenue, Frederick, Maryland, but not as to the property known as 125 East Patrick Street, Frederick, Maryland.

NINTH: Having first advertised the said real property at least once a week for three successive weeks prior to the date of sale in The Frederick News-Post, a newspaper published in Frederick County, Maryland, setting forth the time, place, manner and terms of sale, as will appear in the Certificate of Publication filed herewith as Exhibit A, which is prayed to be taken and considered a part hereof, and after filing his duly approved bond, your Petitioner proceeded to sell at the premises of 125 East Patrick Street, Frederick City, Frederick County, Maryland, on Monday, December 21, 1981, at 2:00 p.m., and your Petitioner attending said sale then and there sold said real estate unto Paul J. McHenry, he being and there the highest and best